



## **PLANNING COMMISSION AGENDA REPORT**

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**TO:** Chairman and Commissioners  
City of La Habra Planning Commission

**FROM:** Roy N. Ramsland Jr., Planning Manager  
By: Chris Schaefer, Senior Planner

**DATE:** January 9, 2017

**CASE:** Consideration of a request for Design Review 16-16 for façade and site upgrades at 1315 West Whittier Boulevard and Conditional Use Permit 16-19 for a new restaurant at 1351 West Whittier Boulevard.

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### **SUMMARY RECOMMENDATION**

It is recommended that the Planning Commission approve Design Review 16-16 for façade and site upgrades at 1315 West Whittier Boulevard and Conditional Use Permit 16-19 for a new restaurant at 1351 West Whittier Boulevard, subject to the findings and conditions in the attached resolutions.

### **PROJECT PROPOSAL**

#### **Description**

The Applicant, Los Altos, XIX, is proposing to modify the façade and make minor site upgrades around the building addressed as 1315 West Whittier Boulevard consistent with the architectural design of the shopping center. In addition, a new restaurant is proposed within “Shop building B” at 1351 West Whittier Boulevard.

The property is located on the north side of Whittier Boulevard and west of Idaho Street with a very small portion of the property extending to Hacienda Road along the northerly portion of the property (see Vicinity Map, attachment 1). The General Plan land use designation is Commercial Highway. The property is zoned Commercial (C-2) and is consistent with the General Plan.

#### **Discussion**

The subject property, also known as the La Habra Towne Center (Northgate Market), is undergoing a renaissance as per the plans approved by the Planning Commission in June, October, and December of 2016. As conditioned in the resolution for Design Review 16-05, the property owner is required to renovate Pad ‘D’ (former Tommy’s Burgers) to be architecturally consistent with the center and therefore the purpose of Design Review 16-16. In addition the applicant is also proposing to locate a new restaurant within the Shop “B” portion of the center.

Design Review 16-16 (1315 West Whittier Boulevard)

The building once contained “Tommy’s Burgers” and will become “Tierra Mia”, a local chain specializing in Mexican style coffee drinks and pastries. No new Conditional Use Permit is required since it has been less than a year that Tommy’s Burgers vacated the site.

The façade improvements proposed for this building include the enhancement of the southern portion of the building (facing Whittier Boulevard) with a large gable roof with clay tile roofing materials. Abundant fenestration will be provided on the south and east elevations thereby providing ample natural light into the space and making it inviting to patrons. The exterior of the building will be finished with decorative light fixtures, an arched inset area on the east elevation, tile wainscot, and stucco façade. A trellis will be added to the north elevation and will consist of pre-fabricated concrete columns and heavy horizontal timbers, which will provide a covered area for patrons.

The exterior stucco facade will be color-coated a combination of “Super White” (white), “Carrington Beige” (tan) and “Davenport Tan” (brown) (see Site Plan, Floor Plan, and Elevations – Design Review, attachment 4). The portion of wainscot under the windows will utilize “Saddle” (clay red color) tiles and the pre-cast concrete columns at the north elevation will also be “Saddle” (clay red color). The decorative wrought iron trellises on the west elevation will be black in color.

Additionally, the Applicant proposes to construct exterior improvements consisting of a reconfigured drive-through lane, two (2) outdoor seating areas, and landscape improvements. The drive-through lane, which has been reviewed and approved by the Traffic Manager, will provide stacking for eight (8) vehicles. A menu board and speaker box will be located along the east side of the drive aisle approximately 50 feet north of the drive-up window. An outdoor patio, approximately 1,100 square feet in size, will be placed on the north side of the building and can accommodate twelve (12) tables with umbrellas and forty-eight (48) chairs. A smaller outdoor seating area is also proposed for the south side of the building, approximately 300 square feet in size, and will be outfitted with three (3) tables with umbrellas and twelve (12) chairs. Lastly, approximately 1,000 square feet of landscaping will be provided at the exterior of the restaurant where none currently exists (see Site Plan, Floor Plan, and Elevations – Design Review, attachment 4).

Pursuant to LHMC Section 18.32.050.C.2, major remodeling or structural rehabilitation of more than 25 percent of the building area and additions which result in additional floor area are subject to the requirements and procedures established in Chapter 18.68 “Design Review.”

Staff recommends approval of Design Review 16-16 as the project rehabilitates an outdated restaurant building and provides site improvements including new landscaping. Additionally, the project, in conjunction with the Northgate Market project, will revitalize this center and provide services to residents in the northwest portion of the City.

Conditional Use Permit – Restaurant (1351 West Whittier Boulevard)

Pursuant to Table 18.06.040.A of the Zoning Code, a Conditional Use Permit is required for restaurants in commercial zones. Therefore, the Applicant is requesting approval of a Conditional Use Permit to allow for a restaurant to occupy the 1,739 square foot tenant suite located at the eastern portion of the Shops 'B' building. The proposed tenant is Waba Grill which specializes in teriyaki meat, vegetable, and rice dishes. The hours of operation are proposed to be daily from 10:00 a.m. to 10:00 p.m. with four (4) employees per shift.

The tenant space will be improved with an indoor seating area, service area, kitchen, storage area, cooler, and two (2) restrooms. The indoor seating area will be approximately 620 square feet in size with a total of forty-two (42) seats. Additionally, patrons can utilize the common outdoor seating area called "Paseo Gonzalez" which is the open food court approximately 70 feet east of the tenant space between the Shops 'B' building and the Northgate Market (see Site Plan and Floor Plan, attachment 5).

Summary

The proposed projects continue the on-going rejuvenation of the La Habra Towne Center. The proposed improvements comply with the applicable development standards and the projects meet the goals and policies of the General Plan. The restaurants provide services typically found in shopping centers and along retail corridors. Therefore, it is recommended that the Planning Commission approve Design Review 16-16 for façade and site upgrades at 1315 West Whittier Boulevard and Conditional Use Permit 16-19 for a new restaurant at 1351 West Whittier Boulevard, subject to the findings and conditions in the attached resolutions.

**Code Compliance**

	<u>City Requirements</u>	<u>Proposal</u>
Front Setback	15 feet	285 feet
Side Setback (East)	0 feet	0 feet
Side Setback (West)	0 feet	0 feet
Rear Setback	20 feet	25 feet
Building Height	50 feet (Max)	36 feet 6 inches
Floor Area Ratio (FAR)	0.30 FAR	0.20 FAR
Landscaping – Parking area	5,510 SF (7%)	5,540 SF (7%)
Parking	446 spaces	518 spaces*

\*A shared parking and access agreement exists between the three (3) properties making up the shopping center including CVS and Petco. The analysis of the parking requirement considered the existing uses and approved uses for all properties that make up the shopping center.

## **NPDES**

The proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposal disturbs less than 1,000 square feet of area, this project is exempted by the Water Quality Ordinance from preparation of a Non-Priority Plan. All work will incorporate Best Management Practices (BMPs).

## **CEQA**

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15301(e)(2), Class 1: "Existing Facilities" of the California Environmental Quality Act Guidelines. The projects consist of exterior improvements to an existing building and the establishment of a new restaurant within an existing building. No additional square footage is being added to the buildings.

## **General Plan Relevance**

The project implement Policies LU 2.2 (Places to Shop), LU 3.2 (Uses to Meet Daily Needs), LU 3.8 (Cohesive and Integrated Development), LU 4.1 (Development Compatibility), LU 4.4 (Design Review), LU 5.5 (Revitalization of Obsolete and Underutilized Properties), LU 11.1 (Diversity of Uses), LU 11.5 (Cohesive Development), LU 11.6 (Enhanced Design Character), LU 11.7 (Architecture and Site Design), ED 1.1 (Consumer Demand), ED 2.1 (Business Attraction), and E 2.7 (Energy Efficient Design) of the General Plan 2035.

## **Related Cases**

- On February 24, 1986, the Planning Commission approved Conditional Use Permit 86-03 for a drive-through restaurant at 1315 West Whittier Boulevard.
- On March 9, 1992, the Planning Commission approved Conditional Use Permit 91-43 to exceed the maximum height for a free-standing sign from 8 feet to 10'-6" and Zone Variance 91-37 to reduce the separation of free-standing signs from 250 feet to 212 feet at 1231 West Whittier Boulevard.
- On June 27, 2016, the Planning Commission approved Conditional Use Permit 16-03 for a café, Conditional Use Permit 16-04 for a general off-sale alcohol license (ABC Type 21) and Design Review 16-05 for an addition to a commercial building and exterior façade and site upgrades to an existing retail shopping center at 1231-1357 and 1405-1465 West Whittier Boulevard.
- On October 24, 2016, the Planning Commission approved Conditional Use Permit 16-10 to allow for a 25-foot tall freestanding sign and Zone Variance 16-02 to waive a portion of the required 6-foot high block wall along the northerly property line at 1231-1465 West Whittier Boulevard.

## **REQUIRED FINDINGS**

Findings of Fact are required to be made before a Design Review and Conditional Use Permit can be granted. The findings are provided in the attached resolutions along with conditions that staff has identified as being necessary to ensure that the proposed projects will have no negative effects on the public welfare and compliance with all appropriate City codes and ordinances (see Resolutions, attachments 1 & 2).

## **RECOMMENDATION**

It is recommended that the Planning Commission adopt resolutions entitled:

### Design Review 16-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 16-16 FOR FAÇADE AND SITE UPGRADES FOR THE BUILDING AT 1315 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

### Conditional Use Permit 16-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-19 FOR A RESTAURANT AT 1351 WEST WHITTIER BOULEVARD, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

## **ATTACHMENTS**

1. [Resolution – Design Review](#)
2. [Resolution – Conditional Use Permit](#)
3. [Vicinity Map](#)
4. [Site Plan, Floor Plan, and Elevations – Design Review](#)
5. [Site Plan and Floor Plan – Conditional Use Permit](#)
6. [Noticing](#)
7. [Applications](#)